



## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** AMY TEMES, SENIOR PLANNER *AT*  
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*  
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** JANUARY 7, 2015

**SUBJECT:** Z14-25, COOLEY STATION PARCELS 9 AND 11: REQUEST TO AMEND ORDINANCE NOS. 1900 AND 2179 PERTAINING TO THE COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING CENTER PLANNED AREA DEVELOPMENT (PAD-ROS), ORDINANCE NOS. 2195 AND 2404 PERTAINING TO THE COOLEY STATION RESIDENTIAL 2 PLANNED AREA DEVELOPMENT (PAD-2), AND ORDINANCE NOS. 2412, 2425, 2443, 2473, 2485 AND 2496 PERTAINING TO BOTH PAD-ROS AND PAD-2 AND TO REZONE APPROXIMATELY 98.33 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTHEAST OF THE SOUTHEAST CORNER OF RECKER AND WILLIAMS FIELD ROADS FROM APPROXIMATELY 98.33 ACRES OF SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY TO APPROXIMATELY 15.28 ACRES OF SINGLE FAMILY ATTACHED (SF-A) AND 83.05 ACRES OF SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICTS, ALL WITH A PLANNED AREA DEVELOPMENT OVERLAY.

**STRATEGIC INITIATIVE:** Community Livability

To allow for the new development of a neo-traditional neighborhood within the Gateway Character Area/Cooley Station.

## **RECOMMENDED MOTION**

**FOR THE REASONS SET FORTH IN THE STAFF REPORT, MOVE TO RECOMMEND APPROVAL TO THE TOWN COUNCIL FOR Z14-25 , AS REQUESTED, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.**

## **APPLICANT/OWNER**

Company:	Burch & Cracchiolo, P.A.	Company:	Cooley Black Canyon LLC, et al.
Name:	Brennan Ray	Name:	Norm Nicholls
Address:	702 E. Osborn Rd, #100 Phoenix, AZ 85014	Address:	9140 S. Kyrene Rd Tempe, AZ 85284
Phone:	602-234-8794	Phone:	480-753-6789
Email:	bray@bcattorneys.com	Email:	nnicholls@fultonhomes.com

## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>December 19, 2006</i>	Town Council adopted Annexation No. A05-03, Ordinance No. 1878.
<i>March 6, 2007</i>	The Town Council adopted Ordinance No. 1900 in case Z06-74 to rezone approximately 302 acres for the Cooley Station PAD.
<i>June 24, 2008</i>	The Town Council adopted Ordinance No. 2179 in case Z07-117 approving an amendment to approximately 300 acres in the Cooley Station PAD to revise several conditions of Ordinance No. 1900 in zoning case Z06-74, modifying development standards for building and landscape setbacks, and revising the street exhibits.
<i>August 5, 2008</i>	The Town Council approved Ordinance No. 2195 in case Z07-99, rezoning approximately 198 acres from Maricopa County to Single Family Detached (SF-D) and 41 acres of Public Facilities/ Institutional (PF/I) creating the Cooley Station Residential-2 PAD.
<i>October 7, 2010</i>	The Town Council adopted Ordinance No. 2304 amending approximately 97 acres of the Cooley Station PAD adding exhibits and development standards for Parcel 11 (Heritage at Cooley Station).
<i>January 17, 2013</i>	Town Council approved Resolution No. 3148 for GP12-07 and Ordinance No. 2413 for Z12-20 to rezone Parcel 16 of Cooley Station for a charter school subject to the conditions.
<i>May 2, 2013</i>	The Town Council adopted Ordinance No. 2525 in rezoning case Z12-26 and rezoned approximately 35 acres for a Single Family Detached (SF-D) and Multi-Family Medium (MF-M) development in the Cooley Station (Parcels 12 and 13) for Fincher Fields.
<i>September 5, 2013</i>	The Town Council adopted Ordinance No. 2443 in rezoning case Z13-16 amending the development plan and the development standards for Parcel 15 (Fulton Homes).

<i>November 21, 2013</i>	The Town Council approved a technical correction to Ordinance No. 2443 for rezoning case Z13-16.
<i>February 5, 2014</i>	Town Council adopted Ordinance No. 2473 and approved Z13-32, Ashley Ward in Cooley Station on Parcel 1A.
<i>April 17, 2014</i>	Town Council adopted Ordinance 2485, case Z13-37, the Bungalows at Cooley Station creating a new parcel, 1B, in the Cooley Station PAD and adding a street section detail for residential alleys for 24 acres.
<i>June 26, 2014</i>	Town Council approved GP14-06 and Z14-11 Parcel 10 & 17 at Cooley Station.
<i>December 3, 2014</i>	Planning Commission reviewed Cooley Station Parcels 9 and 11 at study session.

### **Overview**

Fulton Homes is working with the Cooley Family to develop 98.33 gross acres (Parcels 9 and 11) generally located southeast of the southeast corner of Recker Road and Williams Field Road (the “Site”). Specifically, the Site will be developed at the northeast corner of Recker Road and Somerton Boulevard. Fulton Homes is seeking to develop the Site as a single family, neo-traditional community with a mix of lot sizes and housing choices. Fulton Homes’ request is to rezone the Site from SF-D with Planned Area Development (PAD) overlay to SF-A and SF-D with PAD overlay and to amend various development standards as described in greater detail below. The development plan depicts the 649 lots that are comprised of 140 townhomes; 121 courtyard homes on lots 63 ft. x 65 ft. (4,095 sf); 197 home on lots 35 ft. x 98 ft. (3,430 sf), and 148 homes on lots 40 ft. x 98 ft. (3,920 sf).

The development is a neo-traditional subdivision where the respective lots are intermingled among each other and throughout the Site, and are united through an organized layout, architecture, landscape theming, perimeter treatments, and amenities. The proposed development will contain substantial amounts of HOA maintained open space and amenities (including an aquatic center), providing opportunities for future residents to interact and socialize with their families and each other.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>
North	Village Center Residential >14-25 DU/acre	Gateway Village Center Multi-Family/Medium all with a PAD overlay
South	Public Facility/Institutional, Neighborhood Commercial Residential >3-5.5 DU/acre	Public Facility/Institutional, Neighborhood Commercial and SF-D, all with PAD overlay
East	Residential >3-5.5 DU/acre	SF-D, with PAD overlay
West	Business Park and Residential >14-25 DU/acre	Gateway Business Center Multi-Family/Medium all with a PAD overlay
Site	Residential >8-14 DU/acre and Residential >5-8 DU/acre	Single Family – Detached with a PAD overlay

## Rezoning

Fulton Homes is requesting the Site be zoned SF-A and SF-D with PAD overlay for a single-family residential community. The property is zoned SF-D. The applicant only wishes to modify (in most cases increasing) the development standards. The Development Plan is being designed concurrent with the preliminary plat and the standard plans. This project is very detailed and very specific because of the unique concept. The primary design characteristics of a neo traditional neighborhood development include: traditional village/neighborhood design concepts focusing on pedestrian-centered neighborhoods with primary social and economic facilities within a five-minute walk, a mixture of land uses adjacent to and within neighborhoods, centrally located parks/squares, street oriented homes with porches, stoops and courtyards, alley loaded garages or detached garages, accessory structures, home offices, pedestrian/ bicycle/ transit-oriented design, and integrated residential, commercial, employment, schools, places of worship, and parks with rail and bus transit, bikeways, and pedestrian paths.

The development plan has several product types. The SF-A product is at the north and the SF-D products are depicted in the southern portion per the General Plan Land Use Classifications and associated densities. The two SF-D products are shown interspersed throughout the neighborhood creating a diverse streetscape. Oversized alleys allow for weekly trash and monthly over-size pick-up along the alley for each lot. The products are parked for visitors well above the Town requirements. The development standards are shown below with the proposed modifications in **BOLD**.

<i>Development Standards</i>	<i>Land Development Code (LDC) SF-D</i>	<i>Ordinance No. 2496 SF-D Parcel 9</i>	<i>Proposed SF-A Parcel 9</i>
<i>Minimum Lot Area</i>	2,000 sf	1,900 sf	1,900 sf
<i>Maximum Height</i>	36'/3-story	39.5'/3-story	39.5'/3-story
<i>Minimum Building Setback - Front</i>	10'	8'	<b>10'</b>
<i>Minimum Building Setback - Side</i>	0'	Not Addressed	<b>0'</b>
<i>Minimum Building Setback - Rear</i>	10'	10'	10' to center of alley (alley is a minimum of 26' with a garage apron of 3')
<i>Maximum Lot Coverage (%)</i>	65% 1-story 55% 2-story	65% 1-story 55% 2-story	<b>65% for all lots regardless of height</b>
<i>Development Standards</i>	<i>LDC SF-D</i>	<i>Ordinance No. 2496 SF-D Parcel 11</i>	<i>Proposed SF-D Parcel 11 (Alley Homes)</i>
<i>Minimum Lot Area</i>	2,000 sf	1,900 sf	1,900 sf
<i>Maximum Height</i>	36'/3-story	39.5'/3-story	39.5'/3-story
<i>Minimum Building Setback -</i>	10'	8'	8'



<i>Front</i>			
<i>Minimum Building Setback - Side</i>	0' or 5'	Not Addressed	<b>5'</b>
<i>Minimum Building Setback - Rear</i>	10'	10' to center of alley	10' to center of alley (alley is a minimum of 26' with a garage apron of 3')
<i>Maximum Lot Coverage (%)</i>	60% 1-story 50% 2-story	65% 1-story 55% 2 and 3-story	65% 1-story 55% 2 and 3-story
<i>Development Standards</i>	<i>LDC SF-D</i>	<i>Ordinance No. 2496 SF-D Parcel 11</i>	<i>Proposed SF-D Parcel 11 (Courtyard Homes)</i>
<i>Minimum Lot Area</i>	2,000 sf	1,900 sf	1,900 sf
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<i>Development Standards</i>	<i>LDC SF-D</i>	<i>Ordinance No. 2496 SF-D Parcel 11</i>	<i>Proposed SF-D Parcel 11 (Courtyard Homes Modified)</i>
<i>Minimum Lot Area</i>	2,000 sf	1,900 sf	1,900 sf
<i>Maximum Height</i>	36'/3-story	39.5'/3-story	39.5'/3-story
<i>Minimum Building Setback - Front</i>	10'	8'	<b>8' to street 5' internal to Auto-Court</b>
<i>Minimum Building Setback - Side</i>	0' or 5'	Not Addressed	<b>5'</b>
<i>Minimum Building Setback - Rear</i>	10'	10' to center of alley	<b>5'</b>
<i>Maximum Lot Coverage (%)</i>	60% 1-story 50% 2-story	65% 1-story 55% 2 and 3-story	65% 1-story 55% 2 and 3-story

### Study Session Discussion

1. The Planning Commission was interested in the overall parking provided. One commissioner stated that the project was over parked, but that it was needed. He asked the applicant to try to keep the number as high as possible. Response: *With revisions, the parking is approximately 3.9 spaces per unit and will be clearly*

PARKING SUMMARY	
OFF-STREET PARKING	
GARAGE	1376 SPACES
GUEST	328 SPACES
TOTAL	1704 SPACES
ON-STREET PARKING	
PARALLEL	554 SPACES
45-DEGREE	284 SPACES
TOTAL	838 SPACES
TOTAL PARKING	2542 SPACES
PARKING RATIO	3.9 PER UNIT

*detailed on the preliminary plat and open space plans. The applicant has worked with the Town Traffic Engineer to ensure parking, traffic safety, trash service and proximity of parking to units.*

2. The Commission asked what the width of the residential streets was. *Response: The streets are per the approved Cooley Station ordinance. Local Residential Streets are approved with a 33' right-of-way width to back of curb. The landscape and sidewalk are within a public utility and sidewalk easement. A 33' width allows for parking on either side of the street and is the standard Town of Gilbert street width. Where diagonal parking is depicted, it will be within an easement.*
3. The Commission asked how wide the alleys were and if garbage pickup will be through the drive alleys. *Response: Per the approved ordinance, the alley is 26' wide to allow for trash pick-up. No parking is allowed within the alley and the alley will be signed no parking.*
4. A Commissioner asked for clarification in what instances the code intended SF-D to be 5' setback and how that relates to the current project. *Response: Zero setback lends itself to some products where they see a zero lot line product, which often has 5' on the other side. This is where the flexibility was built into the code. The proposed product is acting as a zero lot line, but it will be 5' and 5' and if the Commission was more comfortable with the 5 foot setback they could discuss that with the applicant as they were just doing it for clarification as it wasn't previously addressed. They went with zero in case there is a problem but 5' is preferred because that way there's no fire issue between homes. The applicant has agreed to a 5' side yard setback.*

## **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

A neighborhood meeting was held on November 3, 2014 at the Best Western Legacy on Power Road at 6:00 pm. No neighbors or surrounding property owners attended.

Staff has received no comment from the public.

## **School District**

The School District had no comment since the General Plan was not being amended.

## **PROPOSITION 207**

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

## **REASONS FOR THE RECOMMENDATION**

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto "Gilbert: Clean, Safe, Vibrant."

## **STAFF RECOMMENDATION**

For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval to the Town Council for Z14-25 amending Ordinance Nos. 1900 and 2179 pertaining to the Cooley Station Residential, Office and Shopping Center Planned Area Development (PAD-ROS), Ordinance Nos. 2195 and 2404 pertaining to the Cooley Station Residential 2 Planned Area Development (PAD-2), and Ordinance Nos. 2412, 2425, 2443, 2473, 2485, and 2496 pertaining to both PAD-ROS and PAD-2 and rezoning approximately 98.33 acres of real property within Cooley Station Planned Area Development (PAD) generally located southeast of the southeast corner of Recker and Williams Field Roads from approximately 98.33 acres of Single Family Detached (SF-D) zoning district with a Planned Area Development overlay to approximately 15.28 acres of Single Family Attached (SF-A) and 83.05 acres of Single Family Detached (SF-D) zoning districts, all with a Planned Area Development overlay, subject to the following conditions:

1. Fulton Homes shall disclose to the public on the final plat, including new homeowners, the daytime and nighttime noise levels naturally occurring with Union Pacific's long-standing freight rail services, as well as the pre-existing and predictably-occurring vibrations.
2. The Cooley station Parcels 9 and 11 shall be developed in conformance with the Town's zoning requirements for the Single Family Attached (SF-A) and Single Family – Detached (SF-D) zoning districts and all development shall comply with the Town of Gilbert Land Development Code except as modified by the following:

<i>Development Standards</i>	<i>Proposed SF-A Parcel 9</i>
<i>Minimum Lot Area</i>	<i>1,900 sf</i>
<i>Maximum Height</i>	<i>39.5/3-story</i>
<i>Minimum Building Setback - Front</i>	<i>10'</i>
<i>Minimum Building Setback - Side</i>	<i>0'</i>

<i>Minimum Building Setback - Rear</i>	<i>10' to center of alley (alley is a minimum of 26' with a garage apron of 3')</i>
<i>Maximum Lot Coverage (%)</i>	<i>65% for all lots regardless of height</i>
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<i>Minimum Building Setback - Front</i>	8' to street 5' internal to Auto-Court
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<i>Maximum Lot Coverage (%)</i>	65% 1-story 55% 2 and 3-story

Respectfully submitted,



Amy Temes  
Senior Planner

**Attachments:**

- Attachment 1: Notice of Public Hearing
- Attachment 2: Aerial Photo
- Attachment 3: Zoning Exhibit
- Attachment 4: Colored Illustrative Plan
- Attachment 5: Development Plan
- Attachment 6: Street Section KeySheet and Street Cross-Sections
- Attachment 7: Open Space and Circulation Plan
- Attachment 8: Minutes from a Planning Commission Study Session

## **Notice of Public Hearing**

**PLANNING COMMISSION DATE:**

**Wednesday, January 7, 2015\* TIME: 6:00 PM**

**TOWN COUNCIL DATE:**

**Thursday, January 29, 2015\* TIME: 7:00 PM**

**LOCATION: Gilbert Municipal Center, Council Chambers**

**50 E. Civic Center Drive**

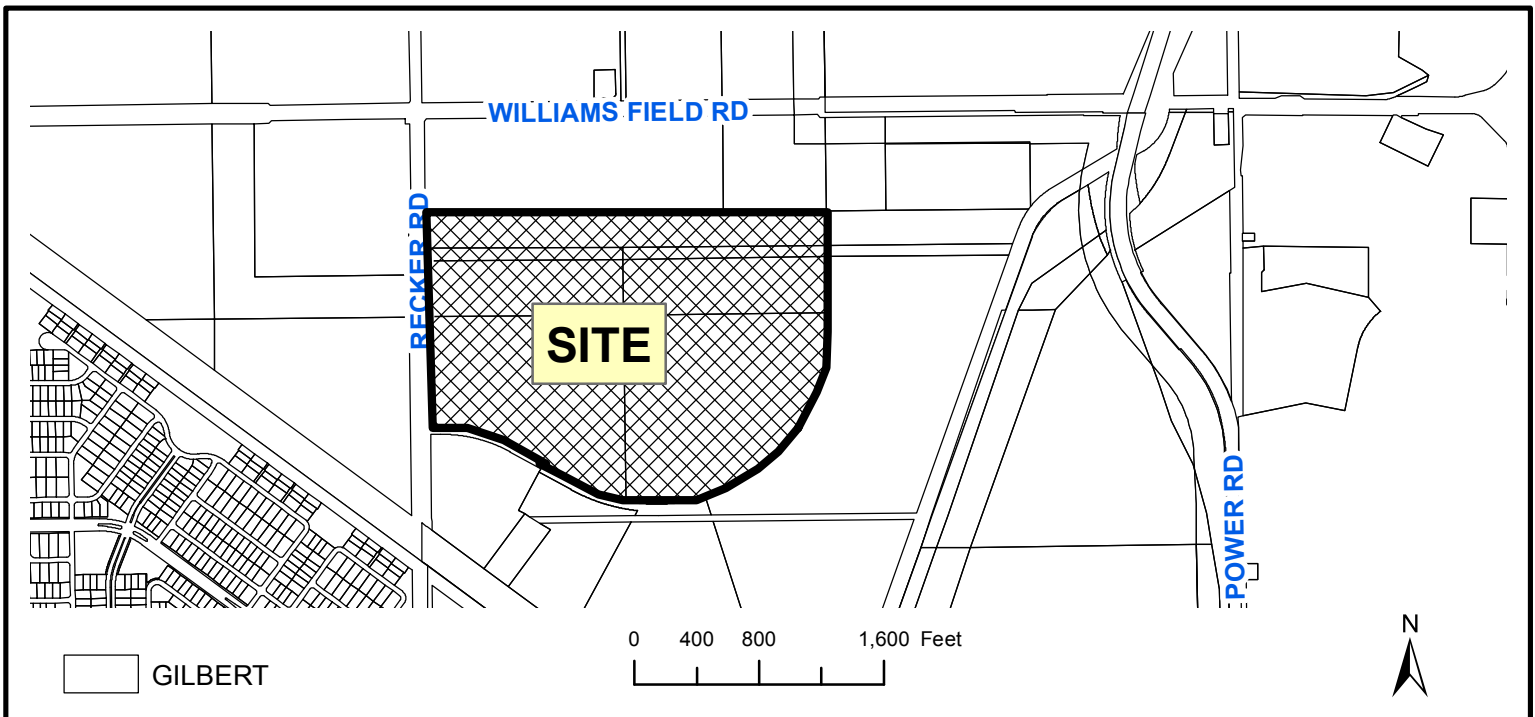
**\* Call Planning Department to verify date and time: (480) 503-6700**

### ***REQUESTED ACTION:***

Z14-25: Request to amend Ordinances No.1900 and 2179 pertaining to the Cooley Station Residential, Office and Shopping Center Planned Area Development (PAD-ROS), Ordinances Nos. 2195 and 2404 pertaining to the Cooley Station Residential 2 Planned Area Development (PAD-2), and Ordinances Nos, 2412, 2425, 2443, 2473, 2485 and 2496 pertaining to both RAD-ROS and PAD-2 and to rezone approximately 98.33 acres of real property generally located southeast of the southeast corner of Recker and Williams Field Roads from approximately 98.33 acres of Single Family Detached (SF-D) all with a Planned Area Development overlay zoning district to approximately 15.28 acres of Single Family Attached (SF-A) and 83.05 acres of Single Family Detached (SF-D) zoning districts, all with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend conditions of development in the Cooley Station PAD-ROS and PAD-2 Planned Area Developments (PADs) as follows: increase the front yard setback for SF-A, reduce the side yard setback to 0' for SF-A, increase lot coverage for SF-A, increase the side yard setback in SF-D Alley, decrease the front yard setback when internal to the auto-court in the Modified Courtyard, increase side yard setback and to decrease the rear yard setback for the SF-D Courtyard and Modified Courtyard. The effect of the rezoning will be to allow Single Family Attached (SF-A) development within the identified PADs and to permit Single Family Attached and Single Family Detached Development with modified setbacks and lot coverage standards.

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

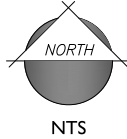
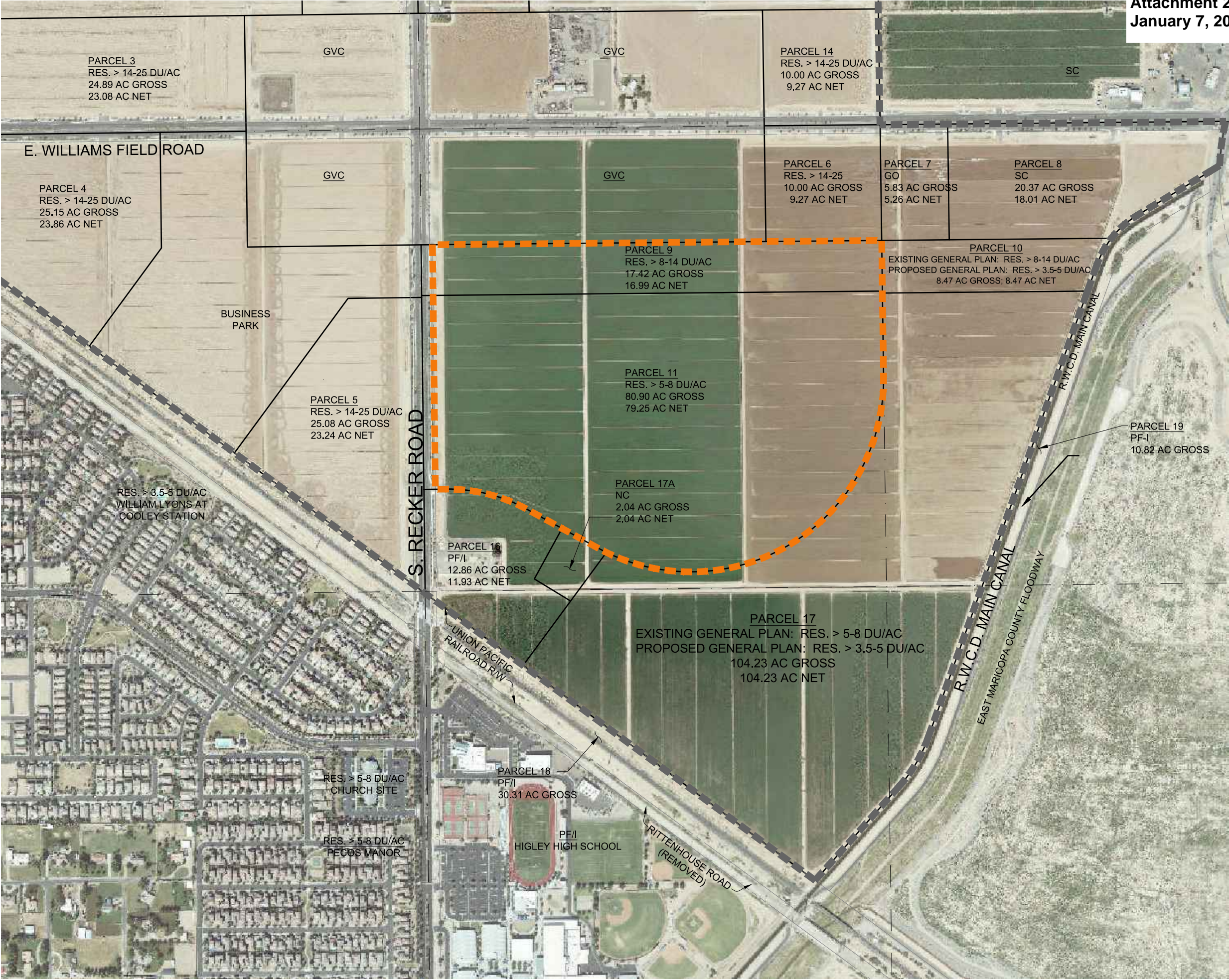
### ***SITE LOCATION:***



**APPLICANT: Burch & Cracchiolo, P.A.**  
**CONTACT: Brennan Ray**  
**ADDRESS: 702 E. Osborn Road, Suite 110**  
**Phoenix, AZ 85014**

**TELEPHONE: (602) 234-8794**  
**E-MAIL: [bray@bcattorneys.com](mailto:bray@bcattorneys.com)**







**I 4-08 I**

**Ceps group, Inc.**  
Engineers, Planners & Surveyors

2045 S. Vineyard, Ste. 101, Mesa, Arizona 85210  
Phone (480) 503-2250 Fax (480) 503-2258



<b><u>CONSULTANT:</u></b>	<b><u>LAND USE ATTORNEY:</u></b>
EPS GROUP, INC.	BURCH & CRACCHIOLO
2045 S. VINEYARD, SUITE 101	702 E. OSBORN ROAD, SUITE 200
MESA, AZ 85210	PHOENIX, AZ 85014
TEL: (480)-503-2250	TEL: (602)-234-8794
FAX: (480)-503-2258	FAX: (602)-850-9794
CONTACT: JOSH HANNON	CONTACT: BRENNAN RAY




## PROJECT DATA

<u>PARCEL</u>	<u>ZONING</u>	<u>GROSS AREA (AC.)</u>
9	SF-A	17.42 AC.
10	SF-D PAD OVERLAY	8.47 AC.
17	SF-D PAD OVERLAY	104.23 AC.
	SF-D PAD OVERLAY	112.70 AC.
1B	SF-D	23.78 AC.
11	SF-D	80.90 AC.
12	SF-D	26.88 AC.
15	SF-D	79.32 AC.
	SF-D	210.88 AC.
2	MF/M	9.91 AC.
3	MF/M	24.89 AC.
4	MF/M	25.15 AC.
5	MF/M	25.08 AC.
6	MF/M	10.00 AC.
13	MF/M	7.82 AC.
14	MF/M	10.00 AC.
	MF/M	112.85 AC.
1A	MF/L	5.86 AC.
7	GO	5.83 AC.
8	SC	20.37 AC.
17A	NC	2.04 AC.
16	PF/I	12.86 AC.
18	PF/I	30.31 AC.
19	PF/I	10.82 AC.
	PF/I	53.99 AC.
TOTAL:		541.94 AC.

## NOTES

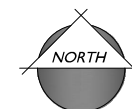
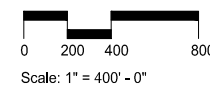
1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. PARCEL AREAS ARE APPROXIMATE. FINAL PARCEL AREAS SHALL BE PER DEVELOPMENT APPLICATION PLANS FOR EACH PARCEL.
3. THIS PROJECT SHALL BE DEVELOPED IN CONFORMANCE WITH THE TOWN'S ZONING REQUIREMENTS FOR THE MULTI-FAMILY-MEDIUM (MFM), MULTI-FAMILY-LOW (MFL), SINGLE FAMILY - DETACHED (SF-D), GENERAL OFFICE (GO) AND SHOPPING CENTER (SC) ZONING DISTRICTS AND ALL DEVELOPMENT SHALL BE IN COMPLY WITH THE TOWN OF GILBERT LAND DEVELOPMENT CODE EXCEPT AS MODIFIED BY THIS ADOPTED ORDINANCE.

### LEGEND

 ZONING BOUNDARY  
 PARCEL BOUNDARY  
 PARCEL BOUNDARY CHANGE

TOWN OF GILBERT CASE NO.

Case # \_\_\_\_\_  
Planning Commission Meeting: \_\_\_\_\_  
Town Council Meeting: \_\_\_\_\_



project: **COOLEY STATION RES., O., & SC & RES. 2 PADs**  
Gilbert, Arizona

**ZONING EXHIBIT**

Revisions:	
October 2014 - Pre-Application Zoning Submittal	
November 2014 - Zoning 1st Submittal	

Call at least two full working days  
before you begin excavation.

**ARIZONA 811**

Dial 8-1-1 or 1-800-STAKE-IT (752-5348)  
In Maricopa County: (602)263-1100

**Designer: STAFF**  
**Drawn by: STAFF**

**Preliminary  
Not For  
Construction  
Or  
Recording**

Job No.  
**14-081**

**ZONING**

Sheet No.  
1  
of 6

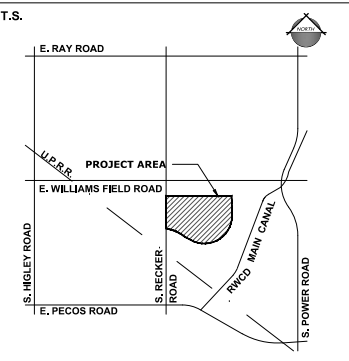


COOLEY STATION TOWN CENTER

COOLEY STATION HOLDINGS, LLC  
DOC. NO. 2011-1051785  
MCR

VICINITY MAP

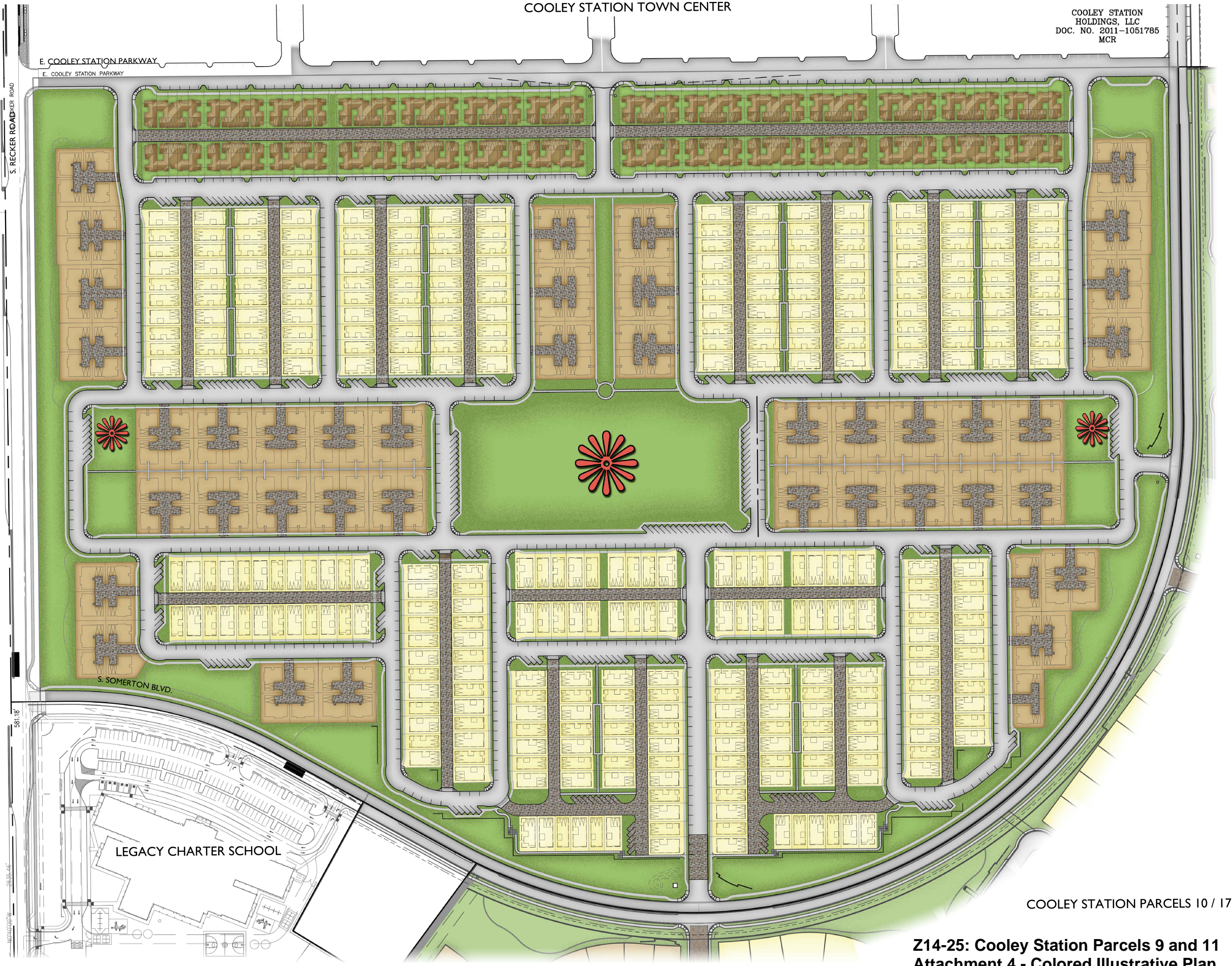
N.T.S.



PROJECT DATA

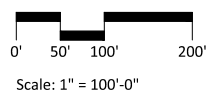
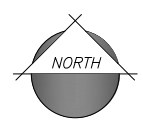
PARCEL 9 AREA (GROSS):	14.21 AC
PARCEL 11 AREA (GROSS):	87.07 AC
GROSS ACREAGE:	97.28 AC
ATTACHED (5-PLEX):	140 LOTS (22%)
COURTYARD (4-PACK):	164 LOTS (25%)
REAR LOAD (35'):	181 LOTS (28%)
REAR LOAD (40'):	164 LOTS (25%)
TOTAL:	649 LOTS
PARCEL 9 LOTS:	148 LOTS
PARCEL 9 DENSITY:	10.42 DU/AC
PARCEL 11 LOTS:	501 LOTS
PARCEL 11 DENSITY:	5.75 DU/AC
OVERALL DENSITY:	6.67 DU/AC

COOLEY STATION



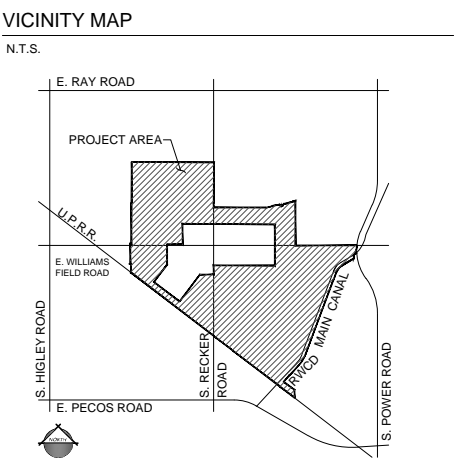
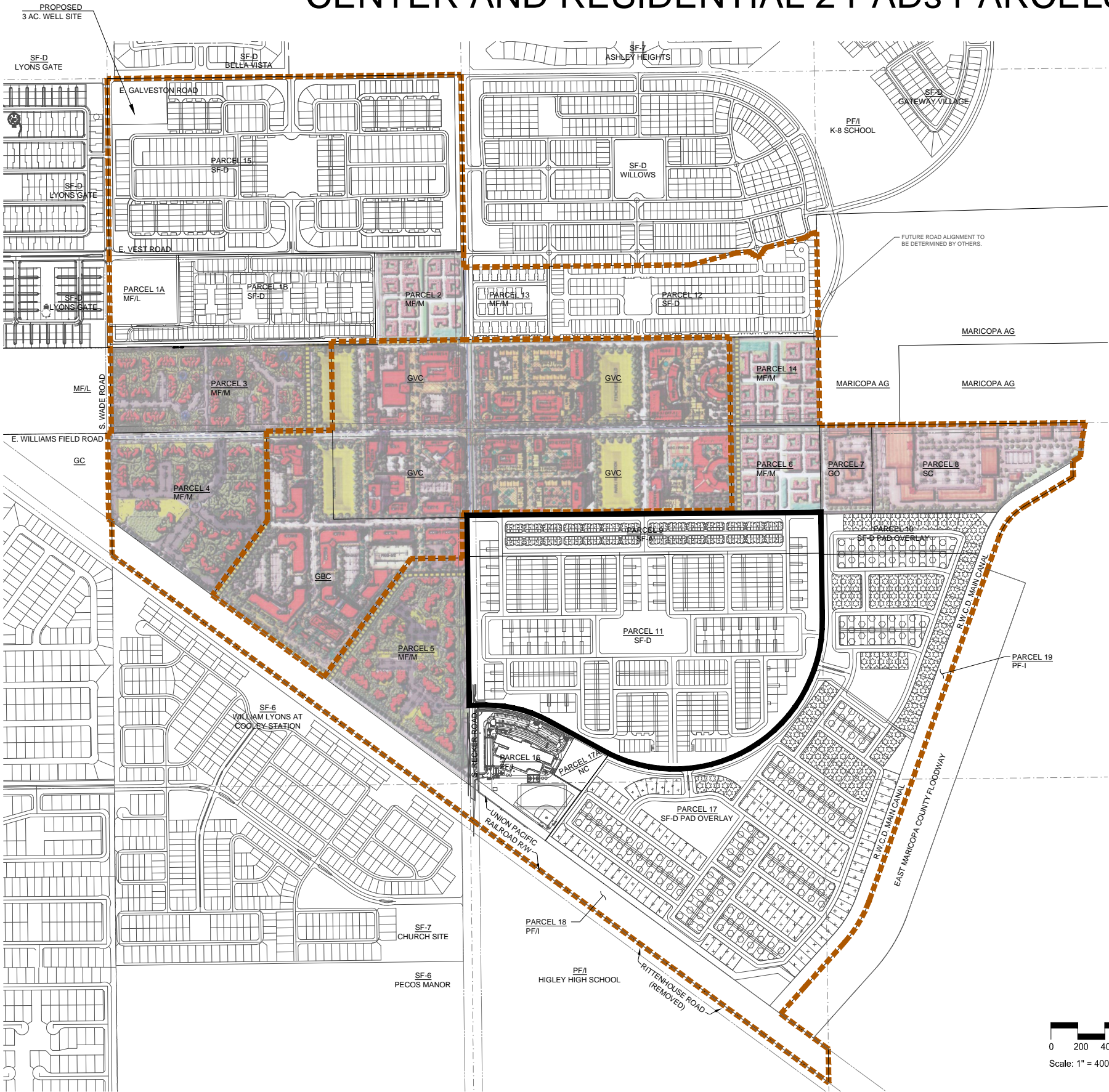
COOLEY STATION PARCELS 10 / 17

Z14-25: Cooley Station Parcels 9 and 11  
Attachment 4 - Colored Illustrative Plan  
January 7, 2015





DEVELOPMENT PLAN  
FOR  
COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING  
CENTER AND RESIDENTIAL 2 PADs PARCELS 9 & 11



**PROJECT TEAM**

**LANDOWNER:**  
POCO RANCH, INC.  
17407 E. RAY ROAD  
HIGLEY, AZ 85236  
TEL: (480)-988-3059  
CONTACT: JEFF COOLEY

**DEVELOPER (PARCELS 9 & 11):**  
FULTON HOMES  
9140 S. KYRENE ROAD, SUITE 202  
TEMPE, AZ 85284  
TEL: (480)-753-6789  
FAX: (480)-753-5554  
CONTACT: NORM NICHOLLS

**CONSULTANT:**  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: JOSH HANNON

**LAND USE ATTORNEY:**  
BURCH & CRACCHIOLO  
702 E. OSBORN ROAD, SUITE 200  
PHOENIX, AZ 85014  
TEL: (602)-234-8794  
FAX: (602)-850-9794  
CONTACT: BRENNAN RAY

**PROJECT DATA**

RELATED ORDINANCE NOS.		ORD. NOS. 1900, 2179, 2195, 2304 AS AMENDED BY ORD NO. 2413
TOTAL GROSS AREA:		541.94
PARCEL	ZONING	GROSS AREA (AC.)
9	SF-A	17.42 AC.
10	SF-D PAD OVERLAY	8.47 AC.
17	SF-D PAD OVERLAY	104.23 AC.
	SF-D PAD OVERLAY	112.70 AC.
1B	SF-D	23.78 AC.
11	SF-D	80.90 AC.
12	SF-D	26.88 AC.
15	SF-D	79.32 AC.
	SF-D	210.88 AC.
2	MF/M	9.91 AC.
3	MF/M	24.89 AC.
4	MF/M	25.15 AC.
5	MF/M	25.08 AC.
6	MF/M	10.00 AC.
13	MF/M	7.82 AC.
14	MF/M	10.00 AC.
	MF/M	112.85 AC.
1A	MF/L	5.86 AC.
7	GO	5.83 AC.
8	SC	20.37 AC.
17A	NC	2.04 AC.
16	PF/I	12.86 AC.
18	PF/I	30.31 AC.
19	PF/I	10.82 AC.
	PF/I	53.99 AC.
TOTAL:		541.94 AC.

**NOTES**

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- PARCEL AREAS ARE APPROXIMATE. FINAL PARCEL AREAS SHALL BE PER DEVELOPMENT APPLICATION PLANS FOR EACH PARCEL.
- THIS PROJECT SHALL BE DEVELOPED IN CONFORMANCE WITH THE TOWN'S ZONING REQUIREMENTS FOR THE MULTI-FAMILY/MEDIUM (MF/M), MULTI-FAMILY/LOW (MF/L), SINGLE FAMILY - DETACHED (SF-D), GENERAL OFFICE (GO) AND SHOPPING CENTER (SC) ZONING DISTRICTS AND ALL DEVELOPMENT SHALL COMPLY WITH THE TOWN OF GILBERT LAND DEVELOPMENT CODE EXCEPT AS MODIFIED BY THIS ADOPTED ORDINANCE.

**LEGEND**

--- ZONING BOUNDARY

--- PARCEL BOUNDARY CHANGE

TOWN OF GILBERT CASE NO. \_\_\_\_\_

Case # \_\_\_\_\_

Planning Commission Meeting: \_\_\_\_\_

Town Council Meeting: \_\_\_\_\_

**eps group, Inc.**  
Engineers, Planners & Surveyors  
2045 S. Vineyard, Ste. 101, Mesa, Arizona 85210  
Phone (480) 503-2250 Fax (480) 503-2258

**COOLEY STATION RES., O., & SC & RES. 2 PADs**

**DEVELOPMENT PLAN**

Project: \_\_\_\_\_

Revisions: \_\_\_\_\_

October 2014 - Pre-Application Zoning Submittal  
November 2014 - Zoning 1st Submittal

Call at least two full working days before meeting.

**14-081**

Design: **STAFF**

Drawn by: **STAFF**

Preliminary  
Not For  
Construction  
Or  
Recording

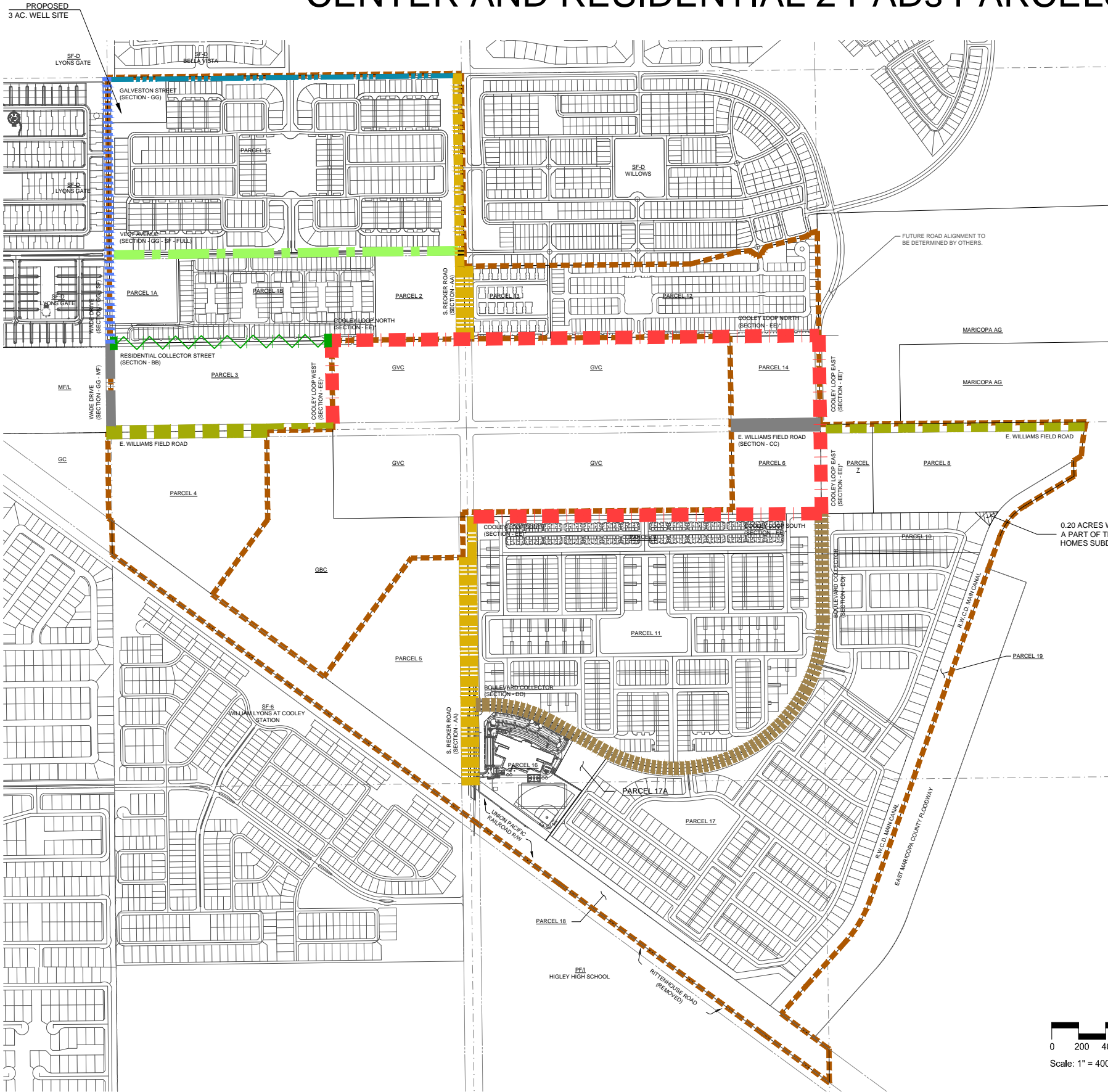
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**14-081**

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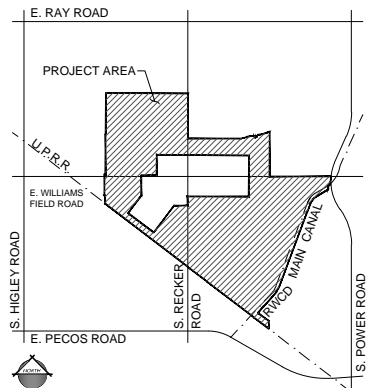
Sheet No.  
**2**  
of 6



# STREET SECTION KEYSHEET FOR COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING CENTER AND RESIDENTIAL 2 PADs PARCELS 9 & 11



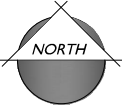
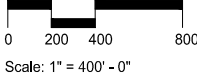
VICINITY MAP  
N.T.S.



LEGEND

- WILLIAMS FIELD ROAD - MAJOR ARTERIAL SEE FIGURE 2 OF THE GATEWAY AREA ROW IMPROVEMENT STANDARDS AND STREETScape DESIGN GUIDELINES
- SECTION AA RECKER ROAD
- SECTION BB RESIDENTIAL COLLECTOR STREET - SECTION B
- SECTION CC WILLIAMS FIELD ROAD MINOR ARTERIAL STREETS
- SECTION DD BOULEVARD COLLECTOR STREET WITH MEDIAN
- SECTION EE COOLEY LOOP
- SECTION GG RESIDENTIAL COLLECTOR STREET
- SECTION GG - MF RESIDENTIAL COLLECTOR STREET
- SECTION GG - SF RESIDENTIAL COLLECTOR STREET
- SECTION GG - SF - FULL RESIDENTIAL COLLECTOR STREET
- ZONING BOUNDARY

**Z14-25: Cooley Station Parcels 9 and 11**  
**Attachment 6 - Street Section KeySheet and**  
**Street Cross-Sections**  
**January 7, 2015**



TOWN OF GILBERT CASE NO.

Case # \_\_\_\_\_  
Planning Commission Meeting: \_\_\_\_\_  
Town Council Meeting: \_\_\_\_\_

**eps group, Inc.**  
Engineers, Planners & Surveyors  
2045 S. Vian Road, Sec. 101, Mesa, Arizona 85210  
Phone (480) 967-2215 Fax (480) 967-2218

**COOLEY STATION RES., O., & SC & RES. 2 PADs**  
Gilbert, Arizona  
**STREET SECTION KEYSHEET**

Revisions:

October 2014 - Pre-Application Zoning Submittal
November 2014 - Zoning 1st Submittal

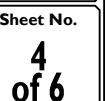
Call at least two full working days before meeting.  
**ALUMINUM**  
Dual 8.5 x 11 or 11 x 17 - 1/8" THICK - IT (PES-0340)  
In Maricopa County (800) 225-1100

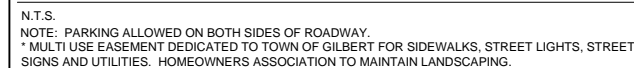
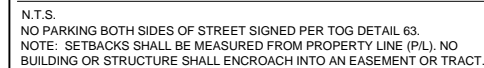
Designer: **STAFF**  
Drawn by: **STAFF**

Preliminary  
Not For  
Construction  
Or  
Recording

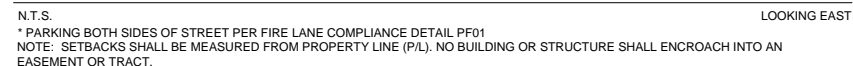
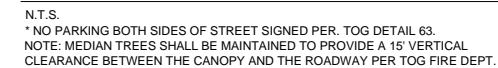
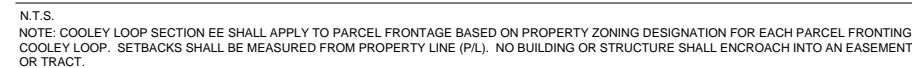
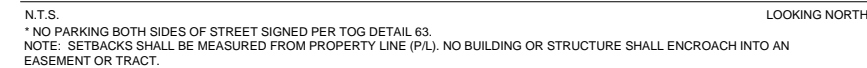
Job No.  
**14-081**  
**KEYSHEET**  
Sheet No.  
**3**  
**of 6**

**14-081**





PARCEL 12: ATTACHED 4' SIDEWALK AT BACK OF CURB ON BOTH SIDES OF STREET.  
PARCELS 16 & 17: DETACHED 4' SIDEWALK WITH 4.5' PARKWAY BETWEEN SIDEWALK & BACK OF CURB  
ON BOTH SIDES OF STREET.



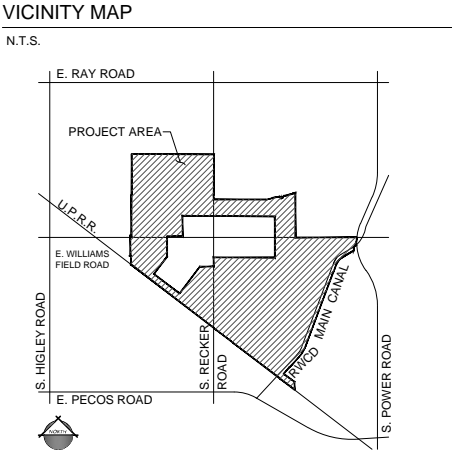
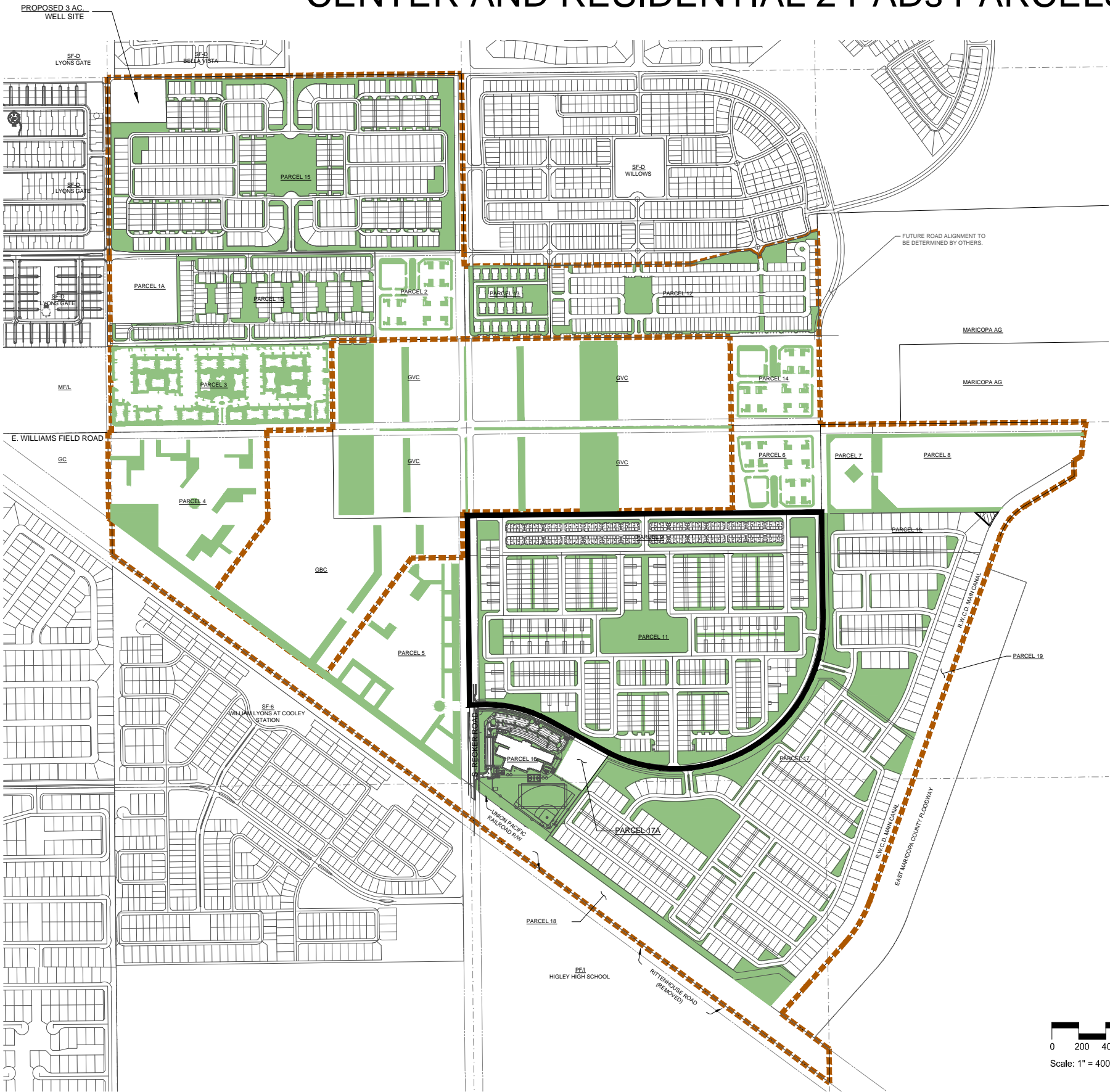
Case # \_\_\_\_\_  
Planning Commission Meeting: \_\_\_\_\_  
Town Council Meeting: \_\_\_\_\_



# OPEN SPACE & CIRCULATION PLAN

## FOR

### COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING CENTER AND RESIDENTIAL 2 PADs PARCELS 9 & 11



**PROJECT TEAM**

**LANDOWNERS:**  
POCO RANCH, INC.  
17407 E. RAY ROAD  
HIGLEY, AZ 85236  
TEL: (480)-988-3059  
CONTACT: JEFF COOLEY

**DEVELOPER (PARCELS 9 & 11):**  
FULTON HOMES  
9140 S. KYRENE ROAD, SUITE 202  
TEMPE, AZ 85284  
TEL: (480)-753-6789  
FAX: (480)-753-5554  
CONTACT: NORM NICHOLLS

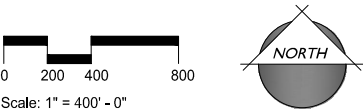
**CONSULTANT:**  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: JOSH HANNON

**LAND USE ATTORNEY:**  
BURCH & CRACCHIOLO  
702 E. OSBORN ROAD, SUITE 200  
PHOENIX, AZ 85014  
TEL: (602)-234-8794  
FAX: (602)-850-9794  
CONTACT: BRENNAN RAY

**LEGEND**

- ZONING BOUNDARY
- PARCEL BOUNDARY CHANGE
- CONCEPTUAL OPEN SPACE

**Z14-25: Cooley Station Parcels 9 and 11**  
**Attachment 7 - Open Space and Circulation Plan**  
**January 7, 2015**



TOWN OF GILBERT CASE NO. \_\_\_\_\_  
Case # \_\_\_\_\_  
Planning Commission Meeting: \_\_\_\_\_  
Town Council Meeting: \_\_\_\_\_

**eps group, Inc.**  
Engineers, Planners & Surveyors  
2045 S. Vineyard, Ste. 101, Mesa, Arizona 85210  
Phone: (480) 503-2250 Fax: (480) 503-2258

**Project:**  
**COOLEY STATION RES., O., & SC & RES. 2 PADs**  
Gilbert, Arizona

**OPEN SPACE AND CIRCULATION PLAN**

Revisions:

October 2014 - Pre-Application Zoning Submittal
November 2014 - Zoning 1st Submittal

Call at least two full working days before meeting.

**ALUMA 881**  
Dual 8.5 x 11 or 14.25 x 8.5 STARS-IT (ES-5346)  
in Maricopa County (800) 225-1100

Designer: **STAFF**  
Drawn by: **STAFF**

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**14-081**

**OPEN SPACE**

Sheet No.  
**6 of 6**

**TOWN OF GILBERT  
PLANNING COMMISSION STUDY SESSION  
GILBERT MUNICIPAL CENTER, 50 E. CIVIC CENTER DRIVE, GILBERT AZ  
DECEMBER 3, 2014**

**COMMISSION PRESENT:** Chairman Joshua Oehler  
Commissioner David Blaser  
Commissioner Carl Bloomfield  
Commissioner David Cavenue  
Commissioner Brent Mutti  
Commissioner Jennifer Wittmann  
Alternate Todd Hall

**COMMISSION ABSENT:** Vice Chairman Kristofer Sippel

**STAFF PRESENT:** Planning Services Manager Linda Edwards  
Principal Planner Katherine Lorbeer  
Senior Planner Jordan Feld  
Senior Planner Amy Temes

**ALSO PRESENT:** Town Attorney Jack Vincent  
Recorder Margo Fry

**CALL TO ORDER:**

Chairman Oehler called the meeting to order at 5:30 p.m.

**Administer Oath of Office** – Todd Hall for the Planning Commission

Chairman Oehler administered the Oath of Office to Todd Hall for the Planning Commission.

**Z14-25, COOLEY STATION PARCELS 9 AND 11: REQUEST TO REZONE APPROXIMATELY 97.00 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF RECKER ROAD AND SOMERTON BOULEVARD FROM 97.00 ACRES OF SINGLE FAMILY DETACHED ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY TO 17.42 ACRES OF SINGLE FAMILY ATTACHED (SF-A) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY AND 80.90 ACRES OF SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY.**

Senior Planner Amy Temes stated that this parcel was located southeast of Williams Field and Recker Road. An aerial photo was displayed and the subject property was pointed out. She noted that there were two parcels which were both zoned SF – D. The General Plan (GP) categories are Residential 8 – 14 dwelling units per acre for the long skinny piece and Residential 5 – 8 for the majority of the parcel. It is 97 acres total and is zoned SF – D. The applicant, Fulton Homes, is requesting to change the SF – D to SF – A which is also in keeping with the GP category. The SF – D would remain at Residential 5 – 8 so there is no General Plan amendment required and it is simply a rezoning and to do one or two modifications. The project is 97 gross acres with 649 lots and three different categories of homes. There will be 140 townhomes, 120 courtyard homes, 197 homes and 148 homes that are considered alley loaded. The density for the townhomes are approximately 8 dwelling units per acre and the other two categories are approximately 5.8 with an overall density of the project with a density of 6.7 dwelling units per acre. Ms.

Planning Commission  
Study Session 12-3-14

Temes said that when in the Gateway Character Area And Cooley Station there is a lot of density and intensity that occurs in those areas and you almost have to work on some of the projects backwards, knowing the product and working back to the zoning so no mistakes are made with modifications and setbacks so that as you move forward everything is in line. They are not necessarily trying to tie the standard plan to the zoning which they really don't want to do but they want to make sure that all their ducks are in a row and it all makes sense and works together from start to finish. Some comments that were made at the pre-app were that traffic thought the entrance was a little close to Recker Road. It is right off of Cooley Loop and there is a requirement for Cooley Loop to be built out with this project as there will be a lot of traffic in that area. Miss Temes pointed out on the site map a couple of parcels that had come through previously which were a little lower intensity than what they were looking at currently. She said there was a transition that increases density as they go towards the village center which was intended and which staff supports. There is now alley loaded products, courtyard product that almost looks like a 4- pack but is not attached and the townhomes which are attached. Staff has asked the applicant to make a little more of an entrance presence to direct more of the traffic towards the main spine of the project. She indicated the site map and pointed out the location of the various products to be built. The courtyard product comes in two variations. When that product is along the collector or an arterial, it will deviate somewhat. Planner Temes referred to the following chart from page 4 of the staff report which illustrated what the differences are from the existing ordinance as it stands today:

<i>Development Standard</i>	<i>Land Development Code (LDC) SF-D</i>	<i>Ordinance No. 2496 SF-D Parcel 9</i>	<i>Proposed SF-A Parcel 9</i>
<i>Min. Lot Area</i>	2,000 sf	1,900 sf	1,900 sf
<i>Max. Height</i>	36'/3-story	39.5'/3-story	39.5'/3-story
<i>Min. Front Yard Setback</i>	10'	8'	<b>10'</b>
<i>Min. Side Yard Setback</i>	0'	Not Addressed	<b>0'</b>
<i>Min. Rear Yard Setback</i>	10'	10'	10' to center of alley (alley is a minimum of 26' with a garage apron of 3')
<i>Max. Lot Coverage</i>	65% 1-story 55% 2-story	65% 1-story 55% 2-story	<b>65% for all lots regardless of height</b>
<i>Development Standard</i>	<i>LDC SF-D</i>	<i>Ordinance No. 2496 SF-D Parcel 11</i>	<i>Proposed SF-D Parcel 11 (Alley Homes)</i>
<i>Min. Lot Area</i>	2,000 sf	1,900 sf	1,900 sf
<i>Max. Height</i>	36'/3-story	39.5'/3-story	39.5'/3-story
<i>Min. Front Yard Setback</i>	10'	8'	8'
<i>Min. Side Yard Setback</i>	0' or 5'	Not Addressed	<b>0'</b>
<i>Min. Rear Yard Setback</i>	10'	10' to center of alley	10' to center of alley (alley is a minimum of 26' with a garage apron of 3')
<i>Max. Lot Coverage</i>	60% 1-story 50% 2-story	65% 1-story 55% 2 and 3-story	65% 1-story 55% 2 and 3-story
<i>Development Standard</i>	<i>LDC SF-D</i>	<i>Ordinance No. 2496 SF-D Parcel 11</i>	<i>Proposed SF-D Parcel 11 (Courtyard Homes)</i>
<i>Min. Lot Area</i>	2,000 sf	1,900 sf	1,900 sf
<i>Max. Height</i>	36'/3-story	39.5'/3-story	39.5'/3-story
<i>Min. Front Yard Setback</i>	10'	8'	<b>10'</b>
<i>Min. Side Yard Setback</i>	0' or 5'	Not Addressed	<b>5'</b>
<i>Min. Rear Yard Setback</i>	10'	10' to center of alley	10'
<i>Max. Lot Coverage</i>	60% 1-story 50% 2-story	65% 1-story 55% 2 and 3-story	65% 1-story 55% 2 and 3-story



Planner Temes said that the request for the townhomes is for 65% lot coverage whether it is 1, 2 or 3 stories. Elevations of the townhomes were displayed and it was noted that the center unit was tight and right at the minimum of what is required and that is partly why the 65% would be required. The product is alley loaded with the garages coming off of the alley and the garages are two cars for each unit. There is parking along the street as well as pull in parking. The front door is to the street and the front setback is off the street and the sides are zero because they are firewall with open space for each of the lots. In terms of open space through these units they could do balconies, patios as well as roof gardens. They are very similar to what they saw with Fulton homes at Cooley Station, parcel 15 approximately a year ago. In terms of the alley loaded products the two car garages are off the alley with some three-car garages. The alley width is 26 feet and the actual ordinance calls for 25 feet. The alley functions as a street but is no parking on it. The lots are running 3200' and 3700' and the existing ordinance is 1900'so they are well above the minimum. The setbacks are 8' on the front and zero on the sides and the rear will probably be specified 5' or 10' but the reality is with the 26' alley you are well away from the property line. Planner Temes indicated 5' side yards but noted that there was a use benefit easement running and said that the product was acting more like a zero lot line product but the reason it's not drawn that way has to do with fire rating of eaves. The overall parking of the project is approximately 3.9 which are well above the requirements of 3.2. The applicant has made a concerted effort to put green belt in between the alley product so that the internal units are all looking out at Greenbelt. Planner Temes indicated where the fencing would be on the property. She noted that there is connectivity to each unit. The modified units that face either the arterial or collector have their front doors facing either the Street or the internal auto court; there is no pass through to the open space along the major roads. These units have the two car garage with the full driveway to park in. They are 4000 ft.<sup>2</sup> lots. Ms. Temes indicated an elevation and said when a particular modification occurs it becomes the front and not the side or rear and so they needed to discuss what the front setback should be because it would not necessarily work in that condition. She indicated where there would be no front door and the address would not be taken there. She said perhaps they would like to condition it specifically for the modified courtyard lots.

Commissioner Cavenee asked to see the overall plan and asked if this was the center of the community.

Planner Temes responded that Williams Field Road and Recker Road are the center of the Cooley Station area but as soon as they get from the mixed-use to residential that was the dividing line.

Commissioner Cavenee said that this was the focal point justifying the density and in the center area were there any amenities planned or components for residents to gather. He asked if that would draw any additional parking demand.

Planner Temes said that it would draw additional parking demand as there would be a swimming pool and play areas. A full amenity package is being offered. She noted that there was pull in parking and on street parking all around the area.

Commissioner Cavenee asked if a parking study had been done to justify the number of spaces proposed and if not should a study be done.

Planner Temes said that they are so far beyond the requirement that traffic did not ask for a parking study.

Commissioner Cavenee asked how wide the streets were.

Planner Temes said that all the streets for Cooley Station are already in the ordinance and approved.

Commissioner Cavenee asked how wide the alleys were and was there anything planned to prevent parking in the alleys.

Planner Temes said that the alleys are in the ordinance 25'; however, these are 26' which is what they did in Cooley Station parcel 15. The way that people are deterred from parking in the alleys is that's where the

garbage can pads are and they only do a driveway apron of 3 feet to discourage parallel parking. Staff feels that there is so much street parking that the desire to do that will be minimized.

Commissioner Cavenee asked if garbage pickup will be through the drive alleys.

Planner Temes said that was correct except for the auto courts. She did not believe that there was any way for the trash trucks to get out of the auto court without backing all the way down so they will probably be out on the street in a designated location and would be taken out of the parking count areas because they're not going to double up making the space for garbage and a parking stall.

Commissioner Mutti asked to see the table that had the various setbacks. He said that the SF-D alley information said that the LDC is zero or 5' and in this case they are designating it as zero. He asked for clarification in what instances the code intended it to be 5' and how that relates to the current project.

Planner Temes said that zero and 5' lends itself to some products where they see a zero lot line on one side and 5' on the other side and that is where the flexibility was built into the code. The product is acting as a zero but it will be 5' and 5' and if the Commission was more comfortable with the 5 foot setback they could discuss that with the applicant as they were just doing it for clarification as it wasn't previously addressed. They went with zero in case there is a problem but 5' is preferred because that way there's no fire issue between homes.

Commissioner Mutti said that from his perspective 5' would be preferred.

Chairman Oehler said that they were over parked but that it was needed. He asked the applicant to try to keep the number as high as possible.

#### **Discussion of Regular Meeting agenda**

No changes were made.

#### **ADJOURN MEETING**

Study Session Meeting adjourned at 6:00 p.m.

---

**Chairman Joshua Oehler**

**ATTEST:**

---

**Recorder Margo Fry**